



Environmental Planning Commission

***Agenda Number: 15
Project Number: 1001150
Case #'s: 06EPC 00624/00625
September 21, 2006***

Staff Report

<i>Agent</i>	Tierra West LLC
<i>Applicant</i>	Vista Del Norte Development LLC
<i>Request(s)</i>	Site Development Plan for Subdivision Site Development Plan for Building Permit
<i>Legal Description</i>	Lot M-1 Vista Del Norte Subdivision
<i>Location</i>	Osuna Road between the North Diversion Channel and Vista del Norte Drive
<i>Size</i>	Approximately 22 acres
<i>Existing Zoning</i>	SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
<i>Proposed Zoning</i>	Same

Staff Recommendation

DEFERRAL of 06EPC-00624 for 60-days
based on the applicant's request.

DEFERRAL of 06EPC-00625 for 60-days based
on the applicant's request.

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an approximately 180,000 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

In June, the applicant requested a 90-day deferral of this project. In a letter dated August 29, 2006, the applicant requested an additional 60-day deferral to the October 19, 2006 EPC hearing. This deferral will allow time for the applicant to continue working with the Neighborhood Associations.

Staff recommends approval of a 60-day deferral.

Location Map (3" x 3")